



# A G E N D A

## ORDINARY COUNCIL MEETING

17 March 2026

### Notice of Meeting

The Ordinary Council Meeting for the Shire of Corrigin will be held on Tuesday 17 March 2026 in the Council Chambers, 9 Lynch Street, Corrigin commencing at 4.00pm.

## Order of Business

1.00pm – 1.30pm	Lunch
1.30pm – 3.30pm	Discussion Forum
3.30pm – 3.45pm	Break/Photos
4.00pm	Council Meeting

I have reviewed this agenda and am aware of all recommendations made to Council and support each as presented.



**Natalie Manton**  
Chief Executive Officer  
12 March 2026

*Disclaimer:*

*The Shire of Corrigin gives notice to members of the public that any decisions made at the meeting today, can be revoked, pursuant to the Local Government Act 1995. Members of the public should not rely on any decisions until formal notification in writing by Council has been received. Any plans or documents in agendas and minutes may be subject to copyright. The express permission of the copyright owner must be obtained before copying any copyright material.*

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*Strengthening our community now to grow and prosper into the future*

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**1 DECLARATION OF OPENING**

Council acknowledges the Noongar people as the traditional custodians of the land and pay our respect to their elders past and present as well as the pioneering families who shaped the Corrigin area into the thriving community we enjoy today.

Councillors, staff, and members of the public are advised that the Council meeting is being recorded for future publication.

**2 ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE**

**3 DECLARATIONS OF INTEREST**

Councillors and officers are reminded of the requirements of s5.65 of the *Local Government Act 1995*, to disclose any interest during the meeting before the matter is discussed and of the requirement to disclose an interest affecting impartiality under the Shire of Corrigin Code of Conduct.

**4 PUBLIC QUESTION TIME**

A period of 15 minutes is allocated for questions with a further period of 15 minutes provided for statements from members of the public. The procedure for asking questions and responding is to be determined by the presiding member. The time allocated for questions is to be decided by the members of the Council and members of the public are to be given an equal and fair opportunity to ask a question and receive a response.

Questions and statements are to be –

- a) presented in writing on the relevant form to the Chief Executive Officer prior to commencement of the meeting; and
- b) clear and concise.

**5 MEMORIALS**

The Shire has been notified that Patricia Trengove, Rex Baker, Marlene Richards and Roger George have passed away since the last Council Meeting.

**6 PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS**

**7 CONFIRMATION OF MINUTES**

**7.1 PREVIOUS COUNCIL MEETING**

**7.1.1 ORDINARY COUNCIL MEETING**

Minutes of the Shire of Corrigin Ordinary Council meeting held on Tuesday 17 February 2026 (Attachment 7.1.1).

**OFFICERS RECOMMENDATION**

*That the Minutes of the Shire of Corrigin Ordinary Council meeting held on Tuesday 17 February 2026 (Attachment 7.1.1) be confirmed as a true and correct record.*

## **8 MATTERS REQUIRING A COUNCIL DECISION**

### **8.1 CORPORATE AND COMMUNITY SERVICES**

#### **8.1.1 ACCOUNTS FOR PAYMENT**

Applicant:	Shire of Corrigin
Date:	09/03/2026
Reporting Officer:	Tanya Ludlow, Finance / Human Resources Officer
Disclosure of Interest:	NIL
File Ref:	FM.0036
Attachment Ref:	Attachment 8.1.1 – Accounts for Payment – February 2026

#### **SUMMARY**

Council is requested to note the payments from the Municipal and Trust funds as presented in the Schedule of Accounts Paid for the month of February 2026.

#### **BACKGROUND**

This information is provided to Council monthly in accordance with provisions of the *Local Government Act 1995* Section 6.8 (2)(b) and *Local Government (Financial Management) Regulations 1996* Clause 13.

Accountability in local government can be multifaceted, as councils seek to achieve diverse social, political, and financial goals for the community benefit. The accountability principles of local government are based on strong financial probity, financial propriety, adherence to conflict of interest principles and expectations that local government is fully accountable for community resources.

All payments are independently assessed by the Deputy Chief Executive Officer, to confirm that all expenditure that has been incurred, is for the Shire of Corrigin and has been made in accordance with Council policy, procedures, the *Local Government Act 1995* and associated regulations. The review by the Deputy Chief Executive Officer also ensures that there has been no misuse of any corporate credit or fuel purchase cards.

#### **COMMENT**

Council has delegated authority to the Chief Executive Officer to make payments from the Shire's Municipal and Trust funds as required. A list of all payments is to be presented to Council each month and be recorded in the minutes of the meeting at which the list was presented.

#### **STATUTORY ENVIRONMENT**

*S6.4 Local Government Act 1995, Part 6 – Financial Management*  
*R34 Local Government (Financial Management) Regulations 1996*

#### **POLICY IMPLICATIONS**

Policy 3.1 – Purchasing Policy  
Policy 3.14 - Corporate Credit Cards

#### **FINANCIAL IMPLICATIONS**

Expenditure in accordance with the 2025/2026 Annual Budget.

**COMMUNITY AND STRATEGIC OBJECTIVES**

Shire of Corrigin Council Plan 2025-2035:

**Objective: Civic Leadership**

**Strong Governance and Leadership**

Council Plan			
Outcome	Strategies	Action No.	Actions
4.1	Deliver a high standard of governance and administration	4.1.2	Long term financial plans are implemented and monitored to assist with the timing and achievement of our goals.
		4.1.3	Implement and monitor the annual budget to support timely progress toward strategic goals

**VOTING REQUIREMENT**

Simple Majority

**OFFICER'S RECOMMENDATION**

*That Council receives the list of accounts paid during the month of February 2026 as per the attached Schedule of Payment, and as summarised below:*

***Municipal Account (inclusive of credit card and fuel card purchases)***

<i>EFT Payments</i>	<i>EFT22323 – EFT22430</i>	<i>\$402,539.90</i>
<i>Direct Debit Payments</i>		<i>\$71,419.80</i>
<i>EFT Payroll Payments</i>		<i>\$150,548.09</i>
<b><i>Total Municipal Account Payments</i></b>		<b><i>\$624,507.79</i></b>

***Trust Account***

<i>EFT Payments</i>	<i>EFT22321 – EFT22432</i>	<i>\$7,006.65</i>
<b><i>Total Trust Account Payments</i></b>		<b><i>\$7,006.65</i></b>

***Licensing Trust Account***

<i>Direct Debit Payments</i>		<i>\$30,612.45</i>
<b><i>Total Licensing Trust Account Payments</i></b>		<b><i>\$30,612.45</i></b>

***Total of all Accounts***

***\$662,126.89***

### 8.1.2 MONTHLY FINANCIAL REPORT

Applicant:	Shire of Corrigin
Date:	11/03/2026
Reporting Officer:	Myra Henry, Deputy Chief Executive Officer
Disclosure of Interest:	NIL
File Number:	FM.0037
Attachment Ref:	Attachment 8.1.2 – Monthly Financial Report for the period ending 28 February 2026

#### SUMMARY

This report provides Council with the monthly financial report for the month ending 28 February 2026.

#### BACKGROUND

The *Local Government (Financial Management) Regulations 1996*, regulation 34 states that a local government must prepare each month a statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget.

Variances between budgeted and actual expenditure including the required material variances (10% with a minimum value of \$10,000) are included in the variance report.

#### COMMENT

The Shire is required to prepare the Statement of Financial Activity as per *Local Government (Financial Management) Regulation 34* but can resolve to have supplementary information included as required. All mandatory information is provided, and the closing surplus balances to the net current assets at 28 February 2026.

Item	Reference
<p><b>Cash at Bank</b> The total cash as at 28 February 2026 was \$8,691,979 This is composed of \$824,019 municipal funds (Municipal Bank Account and various till floats), \$3,600,504 in short term investment, and \$4,267,455 in reserve funds.</p>	<p>Page 10 – Cash and Financial Assets Page 11 – Reserve Accounts</p>
<p><b>Capital Acquisitions</b> The capital budget is approximately 37.24% complete at 28 February 2026. This is due to projects commencing after seeking quotes following the budget adoption.</p>	<p>Page 12 – Capital Acquisitions Page 13 – Capital Acquisitions Continued Page 14 – Disposal of Assets</p>
<p><b>Receivables</b> Rates outstanding is \$117,526 with 96.4% of rates collected for the year compared to 95.1% in February 2025. Current receivables are \$244,665, which includes \$213,747 of recoups to Main Roads.</p>	<p>Page 15 – Receivables</p>
<p><b>Closing Funding Surplus/(Deficit)</b> Year to date (YTD) actual closing balance is \$4,690,099 which is composed of \$9,271,256 Current Assets less \$597,196 Current Liabilities less \$3,983,961 Adjustments to Net Current Assets.</p>	<p>Page 5 – Note 2(a) Net current assets used in the Statement of Financial Activity.</p>

Further information on the February 2026 financial position is in the explanation of material variances included in each of the monthly financial reports, please refer to page 6.

**STATUTORY ENVIRONMENT**

*s. 6.4 Local Government Act 1995, Part 6 – Financial Management  
r. 34 Local Government (Financial Management) Regulations 1996  
r. 35 Local Government (Financial Management) Regulations 1996*

**POLICY IMPLICATIONS**

NIL

**FINANCIAL IMPLICATIONS**

Expenditure in accordance with the 2025/2026 Annual Budget.

**COMMUNITY AND STRATEGIC OBJECTIVES**

Shire of Corrigin Council Plan 2025-2035:

**Objective: Civic Leadership**

**Strong Governance and Leadership**

Council Plan			
Outcome	Strategies	Action No.	Actions
4.1	Deliver a high standard of governance and administration	4.1.2	Long term financial plans are implemented and monitored to assist with the timing and achievement of our goals.
		4.1.3	Implement and monitor the annual budget to support timely progress toward strategic goals

**VOTING REQUIREMENT**

Simple Majority

**OFFICER’S RECOMMENDATION**

*That Council accepts the Statement of Financial Activity for the month ending 28 February 2026 as presented, along with notes of any material variances.*

## 8.2 GOVERNANCE AND COMPLIANCE

### 8.2.1 CODE OF CONDUCT FOR COUNCIL MEMBERS, COMMITTEE MEMBERS AND CANDIDATES' POLICY UPDATE

Applicant:	Shire of Corrigin
Date:	18/02/2026
Reporting Officer:	Jarrad Filinski, Executive Support Officer
Disclosure of Interest:	NIL
File Ref:	CM.0059
Attachment Ref:	Attachment 8.2.1 – Code of Conduct for Council Members, Committee Members and Candidates Policy

#### SUMMARY

Council is requested to endorse the updated Code of Conduct for Council Members, Committee Members and Candidates Policy to ensure compliance with recent amendments to the prescribed Model Code of Conduct under the *Local Government (Model Code of Conduct) Regulations 2021*.

#### BACKGROUND

Amendments to the prescribed Model Code of Conduct under the *Local Government (Model Code of Conduct) Regulations 2021* require local governments to update their adopted Codes of Conduct.

Under section 5.104(2) of the *Local Government Act 1995*, local governments must amend their Code of Conduct to incorporate the prescribed changes by no later than 31 March 2026. Following adoption, the CEO is required to publish the updated Code on the Shire's website in accordance with section 5.104(7) of the Act.

The Shire has reviewed and updated its Code of Conduct to align with the amended Regulations. The amendments incorporate legislative changes relating to the role of the Local Government Inspector and clarify decision making responsibilities for behavioural breach complaints.

#### COMMENT

The amendments ensure the Shire of Corrigin Code of Conduct remains compliant with current legislative requirements and provides clarity in relation to the management of behavioural breach complaints.

Maintaining an up-to-date Code of Conduct supports good governance, accountability, and transparency in Council decision making.

A track changed copy of the updated Code of Conduct for Council Members, Committee Members and Candidates is provided in Attachment 8.2.7.

#### STATUTORY ENVIRONMENT

*Local Government Act 1995*

*Local Government (Model Code of Conduct) Regulations 2021*

*S5.39B (3) Adoption of model standards*

#### POLICY IMPLICATIONS

5.1 – Code of Conduct for Council Members, Committee Members and Candidates

#### FINANCIAL IMPLICATIONS

NIL

**COMMUNITY AND STRATEGIC OBJECTIVES**

Shire of Corrigin Council Plan 2025-2035:

**Objective: Civic Leadership**

**Strong Governance and Leadership**

Council Plan			
Outcome	Strategies	Action No.	Actions
4.2	Keep the community informed and seek their feedback	4.2.1	Improve regular communication and expand channels to inform our community of decisions, actions and opportunities for feedback

**VOTING REQUIREMENT**

Absolute Majority

**OFFICER'S RECOMMENDATION**

*That Council adopts the amendments to Policy 5.1 – Code of Conduct for Council Members, Committee Members and Candidates as provided in attachment 8.2.1, to ensure compliance with legislative changes.*

## 8.2.2 WALGA CONSULTATION - ELECTION VOTING AND FREQUENCY

Applicant:	Shire of Corrigin
Date:	11/03/2026
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	GR.0008, GOV.0017
Attachment Ref:	Attachment 8.2.2 – Info Page and Discussion Paper

### SUMMARY

Council is asked to provide feedback on electoral voting and frequency to inform the WA Local Government Association (WALGA) advocacy position to the State Government.

### BACKGROUND

WALGA is undertaking sector engagement regarding Local Government electoral reforms expected to be proposed by the State Government.

In June 2025, Hon Hannah Beazley MLA, Minister for Local Government, expressed support for a four-year election cycle, citing concerns about voter fatigue and the rising costs of conducting biennial elections. These messages were repeated in Minister Beazley's address at the 2025 WALGA Local Government Convention, which also raised the possibility of compulsory voting. These comments have prompted renewed interest and discussion across the sector.

In Western Australia Councillors are currently elected for a four-year term with half of Council elected every two years. This system differs from other Australian jurisdictions, where local government elections are conducted every four years with all council positions elected at the same time.

Voting in local government elections is currently voluntary in Western Australia and voting participation in WA local government elections is relatively low compared with other jurisdictions. Participation in the 2023 and 2025 WA local government elections recorded at approximately 30%.

Postal elections are administered through the Western Australian Electoral Commission (WAEC).

The WALGA analysis of the composition of Councils following the last two Local Government elections in other Australian jurisdictions, all of which have full spill elections concluded that re-elected Councillors make up approximately 50% of Council positions.

A copy of the draft Discussion Paper and Info Page are provided as Attachment 8.2.2.

### COMMENT

WALGA is seeking feedback from the local government sector to ensure the advocacy position reflects current views and enables timely, well-informed and effective engagement with the anticipated State Government reform proposals.

### STATUTORY ENVIRONMENT

*Local Government Act 1995*

*Local Government (Elections) Regulations 1997*

### POLICY IMPLICATIONS

NIL

**FINANCIAL IMPLICATIONS**

Election costs have increased significantly in recent years, particularly where elections are conducted through the WAEC. The estimated cost for the WAEC to conduct a postal election for the Shire of Corrigin in 2025 was \$13,473. The actual cost was \$3,900 as the candidates were elected unopposed and the election did not proceed to a vote.

Local governments previously conducted elections using a first past the post system. With the introduction of the preferential voting system, software provided by WAEC is now required to ensure the accuracy of vote counting.

Reducing election frequency is likely to reduce costs for the Shire of Corrigin.

**COMMUNITY AND STRATEGIC OBJECTIVES**

Shire of Corrigin Council Plan 2025-2035:

**Objective: Civic Leadership  
Strong Governance and Leadership**

Council Plan			
Outcome	Strategies	Action No.	Actions
4.2	Keep the community informed and seek their feedback	4.2.1	Improve regular communication and expand channels to inform our community of decisions, actions and opportunities for feedback

**VOTING REQUIREMENT**

Simple Majority

**OFFICER’S RECOMMENDATION**

*That Council*

1. Supports / Does not support compulsory voting in local government elections in Western Australia
2. Supports / Does not support the introduction of full spill elections every four years to replace the current system whereby half of the positions are elected every two years.

### 8.2.3 2025/2026 BUDGET REVIEW

Applicant:	Shire of Corrigin
Date:	11/03/2026
Reporting Officer:	Myra Henry, Deputy Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	FM.0368
Attachment Ref:	Attachment 8.2.3.1– 2025/2026 Budget Review Attachment 8.2.3.2– 2025/2026 Informing Documents

#### SUMMARY

The purpose of this report is to present the 2025/2026 Midyear Review, assess the Shire's financial position as of 28 February 2026, and evaluate its performance from 1 July 2025 to 28 February 2026 in relation to the adopted annual budget and projected outcomes for the remainder of the financial year.

#### BACKGROUND

Local governments are required under *Regulation 33A of the Local Government (Financial Management) Regulations 1996* to conduct a budget review between 1 January and 28 February each financial year. This report provides an indicative summary of the 2025-2026 mid-year budget review.

Budget reviews are a key decision-making tool for both current and future planning, forming an essential part of prudent financial management practices to mitigate financial risks for Council. Beyond ensuring legislative compliance, the review provides a comprehensive reassessment of all budget items, considering both broader economic trends and local financial conditions.

The review serves as an opportunity to reassess the current budget, adopted at the July Ordinary Council meeting, allocate funding for emerging community and social priorities, and ensure the organisation can effectively respond to changing needs for the best outcome for the Shire. Additionally, external factors and urgent matters impacting operational activities and revenue streams have contributed to budget variations, which are discussed further in this report.

#### COMMENT

The budget review has been prepared in accordance with the *Local Government Act 1995*, *Local Government (Financial Management) Regulations 1996*, and Australian Accounting Standards. The attached report, covering the period from 1 July 2025 to 28 February 2026, incorporates year-to-date budget variations and forecasts to 30 June 2026 and is presented for Council's consideration.

As part of the review process, the status of various projects and programs was assessed to ensure any anticipated variances were captured. The focus of the 2025-2026 mid-year budget review is to evaluate changes in the Shire's operating environment since the beginning of the financial year, assess their financial impact, and consider prevailing economic conditions affecting Council's financial position.

#### *Material Variances and Budget Amendments*

The budget review follows the same material variance thresholds as the Shire's monthly financial reporting, using a materiality level of 10% or a \$10,000 minimum, as adopted by Council. Management discretion has been applied where necessary to provide explanations for variances.

A summary of predicted variances by nature and type is included in Note 4 of the report. These variances are categorised as either:

- Permanent Variances – where a difference is expected between the current budget and the final outcome for 30 June 2026.
- Timing Variances – where delays in project implementation are anticipated.

Following the review, some items have been identified as requiring budget amendments to ensure accurate financial reporting.

### *Key Budget Variations*

Annual budgets are inherently based on predictions, and while carefully prepared, unforeseen circumstances and external influences necessitate ongoing reviews. Council must ensure there is sufficient operational capacity to deliver services and budget programs while also accommodating emerging issues.

One key variation identified is a decrease in the actual surplus carried forward from 2025-2026, which is \$132,506 lower than budgeted due to audit adjustments related to grant revenue held as contract liabilities and delays in invoices received. This variance is reflected in Note 4 - Predicted Variances and Note 1 of the attached supporting documents of the Budget Review Documents. In compliance with *Local Government (Financial Management) Regulations 1996* (Section 33A), Council has conducted this budget review by 28 February 2026, identifying areas that require adjustments while maintaining a balanced budget.

Key variances and adjustments include:

- Adjustments to grant funding. This has allowed for budget balancing and additional allocations to some expenditure accounts, including:
  - A variance in the estimated figure for the Federal Assistance Grant, resulting in an increase in income.
  - A reimbursement of LRCI Phase 2 funding that was not included in the budget.
- A variance between the adopted budget surplus and the surplus reported in the Adopted Annual Report.
- Adjustments to the Road Program expenditure and income
  - Increase to the Regional Road Group Grant and Wickepin–Corrigin Road expenditure due to over-expenditure on the Wickepin–Corrigin Road project.
  - Removal of the Doyle Road project due to a reduction in Roads to Recovery funding for the 2025/26 year. This project will be reconsidered during the 2026/27 budget discussions.
- Repayment of funding to DFES relating to Drought Funding and Fire Mitigation, in accordance with Council resolution 120/2025,
- Removal of capital works project grant income and expenditure for the CREC emergency backup generator, as the grant application was not approved.
- Reductions in some capital works projects following staff review.
  - Bilbarin Hall – initial concept plans have exceeded the original budget. The budget has been reduced to \$50,000 to allow further concept development, consultation and quotes. Council will consider future funding requirements during the 2026/27 budget discussions as staff get further quotes. This adjustment contributes \$100,000 towards achieving a balanced budget.
- An increase of \$10,000 for the installation of a covered area over the BBQs at Rotary Park, as quotes have exceeded the initial \$10,000 allowance.
- Reduction in the purchase of OHS equipment for Chemical Treatment Upgrades, as the Shire will look to using contractors for this work and consider including the cost of Shire owned equipment in a future budget.
- Various reserve transfers.

- Plant Replacement – use of funds to cover the replacement of the failed pool cleaner and water heater not included in the budget.
- Leave Reserve – use of reserve funds to cover higher than anticipated Long Service Leave expenditure due to staff retirements.
- Land Subdivision Reserve – increased funds due to a higher-than-expected number of lot sales.

A detailed breakdown of all proposed amendments is provided in Note 1 of the attached supporting documents.

#### *Future Considerations and Monitoring*

Ongoing budget monitoring will be essential, and further adjustments may be required later in the financial year to ensure financial stability leading into the 2026-2027 budget process.

### **STATUTORY ENVIRONMENT**

*Regulation 33A of the Local Government (Financial Management) Regulations 1996 requires:*

- (1) *Between 1 January and the last day of February in each financial year a local government is to carry out a review of its annual budget for that year.*
- (2A) *The review of an annual budget for a financial year must —*
  - (a) *consider the local government’s financial performance in the period beginning on 1 July and ending no earlier than 31 December in that financial year; and*
  - (b) *consider the local government’s financial position as at the date of the review; and*
  - (c) *review the outcomes for the end of that financial year that are forecast in the budget; and*
  - (d) *include the following —*
    - i. *the annual budget adopted by the local government;*
    - ii. *an update of each of the estimates included in the annual budget;*
    - iii. *the actual amounts of expenditure, revenue and income as at the date of the review;*
    - iv. *adjacent to each item in the annual budget adopted by the local government that states an amount, the estimated end of year amount for the item.*
- (2) *The review of an annual budget for a financial year must be submitted to the council on or before 31 March in that financial year.*
- (3) *A council is to consider a review submitted to it and is to determine\* whether or not to adopt the review, any parts of the review or any recommendations made in the review.*  
*\*Absolute majority required.*
- (4) *Within 14 days after a council has made a determination, a copy of the review and determination is to be provided to the Department.*

*Section 6.8(1)(b) of the Local Government Act 1995 provides that expenditure can be incurred when not included in the annual budget provided it is authorised in advance by resolution (absolute majority required).*

### **POLICY IMPLICATIONS**

3.7 Annual Budget Preparation

### **FINANCIAL IMPLICATIONS**

Authorisation of expenditure through budget amendments recommended. Other specific financial implications are as outlined in the attachments.

**COMMUNITY AND STRATEGIC OBJECTIVES**

Shire of Corrigin Council Plan 2025-2035:

**Objective: Governance and Leadership  
Strong Governance and Leadership**

Council Plan			
Outcome	Strategies	Action No.	Actions
4.1	Deliver a high standard of governance and administration	4.1.2	Long term financial plans are implemented and monitored to assist with the timing and achievement of our goals.
		4.1.3	Implement and monitor the annual budget to support timely progress toward strategic goals

**VOTING REQUIREMENT**

Absolute Majority

**OFFICER'S RECOMMENDATION**

*That Council*

1. *Adopt the 2025/2026 midyear budget review as provided in Attachment 8.2.3.1 and make amendments as per Note 1 of the informing documents.*
  
2. *Forward the adopted 2025/2026 midyear budget review to the Department of Local Government, Sport and Cultural Industries in accordance with the Local Government (Financial Management) Regulations 1996.*

## 8.3 WORKS AND SERVICES

### 8.3.1 BULLARING ROAD WIDENINGS LAND ACQUISITION

Applicant:	Shire of Corrigin
Date:	12/03/2026
Reporting Officer:	Garrick Yandle, Infrastructure Agriculture Pty Ltd reviewed by CEO, Natalie Manton
Disclosure of Interest:	CEO, N Manton owns land to the north of Lot 8428
File Ref:	ROA.
Attachment Ref:	Attachment 8.3.1.1 – Plan 8970/24/1 Attachment 8.3.1.2 – Bullaring Pingelly Lomos Roads Land Transfer Map Attachment 8.3.1.3 – Deposited Plan 430100

#### SUMMARY

For Council to consider the acquisition of land from local landholders associated with road widening of Bullaring Road and Lomos South Road.

#### BACKGROUND

The owner, Shelley Nominees Pty Ltd, of lot 8428 Bullaring contacted the Shire of Corrigin in 2024 regarding the encroachment of the Bullaring Road into their land. A surveyor they had engaged to repeg the boundary of their land determined that the existing fence on the southern side of road reserve 3584398 was located approximately 19.6m inside the farm boundary. The bitumen road was also found to encroach both Lots 8428 and 8429.

It is unknown when the road was constructed and why it is not located centrally within the road reserve. The road may have been historically constructed slightly south of the centre of the road reserve to allow for drainage on the northern side. The Bullaring Road section of the road reserve and land boundaries are unusual and do not line up as would be expected.

Historical widening of roads can often result in the road carriageway encroaching on neighbouring rural properties. Sometimes when the physical construction works take place, limited formal arrangements regarding land ownership or transfer occur at the time in order to expedite road works, with most arrangements being informal with the assumption that the process may potentially be formalised at a later time. In most cases the adjoining land holder is willing to give up a small portion of their land for the greater community benefit of improved road infrastructure.

The surveyor recommended that the Shire of Corrigin conduct a further survey of the road reserve with a view to widen the road reserve to address the historical encroachment. In 2025, the Shire engaged Scanlan Surveys Licensed Surveyors (Scanlan) to conduct a survey to be used as a basis for correcting the road reserve and land boundaries to prepare a plan of the proposed road widenings in Bullaring based upon locations associated in Figure 1.



Figure 1

In addition to the initial survey which identified an encroachment of a portion of the Bullaring Road onto land owned by Shelley Nominees Pty Ltd, Scanlan identified several other sections of encroachment on Lomos South Road. (Attachment 8.3.1.1 - Plan 8970/24/1). The widening and realignment of the intersection of the Bullaring Pingelly and Lomos Roads to improve visibility and straightening of Lomos Road was most likely completed as part of the Grain Freight Improvement Program in 2012.

Scanlan have prepared a plan of the proposed road widenings in Bullaring (Attachment 8.3.1.1 - Plan 8970/24/1). The total land to be acquired via the land transfer process is 2.30 hectares across 5 separate portions as outlined on Plan 8970/24/1 are summarised in Table 1. The specific areas of each portion on Plan 8970/24/1 areas identified in Figure 2.

Table 1 – land acquisition areas identified on Plan 8970/24/1

Lot	Area (m2)	Road
201	6,196	Bullaring Road
202	8,057	Bullaring Road
203	2,270	Cnr Lomos & Bullaring
203	3,866	Lomos South Cnr
203	2,590	Lomos South Cnr
	<b>22,979</b>	<b>m<sup>2</sup></b>
	<b>2.30</b>	<b>ha</b>

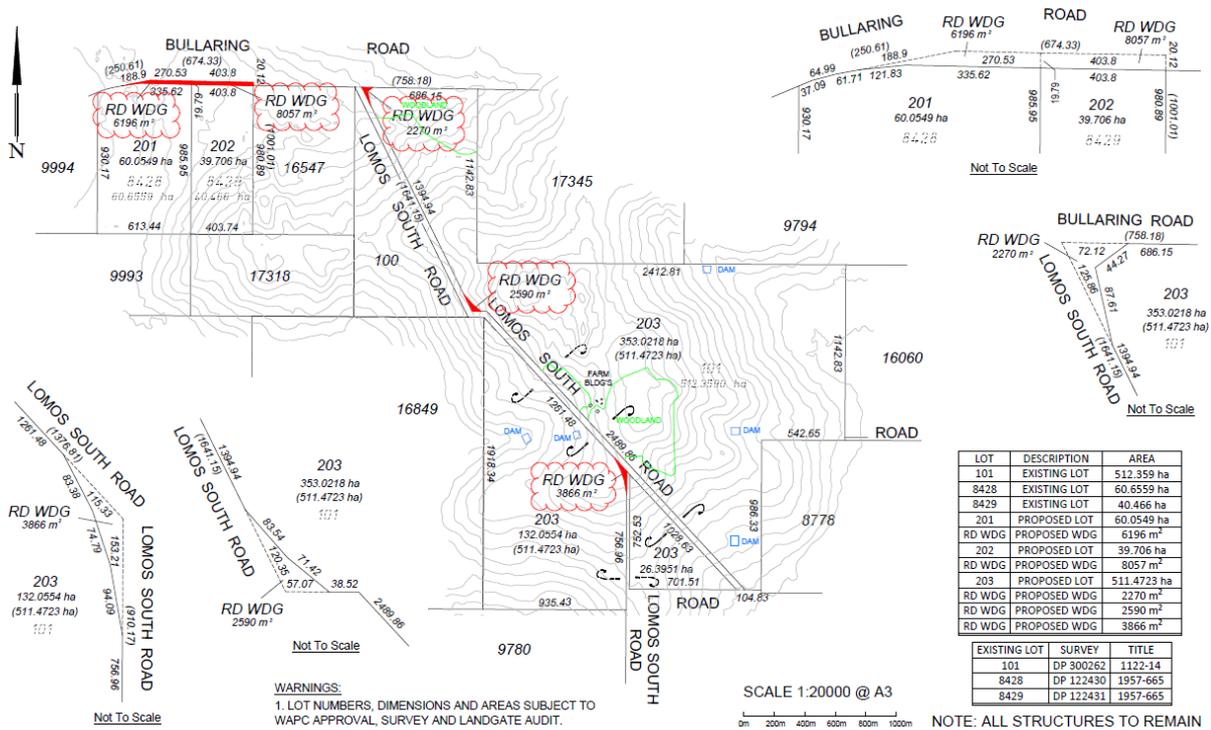


Figure 2 - land acquisition locations identified on Plan 8970/24/1

**COMMENT**

The CEO initially commenced the process with Scanlan Surveys but has taken a step back from the process due to being a neighbouring landholder of Shelley Nominees Pty Ltd and engaged Haddeo Infrastructure Agriculture Pty Ltd to facilitate the communication with Scanlan Surveys, Shelley Nominees Pty Ltd, WAPC, Department of Land Heritage (DLH) to finalise the process.

Shire Officers have undertaken the required processes and lodging the relevant documents is merely the required administrative process to be undertaken to formalise the land transfer.

The signed Form 1A Consent Bullaring Road Widening application for the road widenings will be lodged with the Western Australian Planning Commission. The WAPC will take approximately 90-days to audit the application and grant approval for the road widenings. Once Scanlan receive the WAPC approval, they will lodge the attached Deposited Plan 430100 (Attachment 8.3.1.3) at Landgate and the WAPC for their final audit. Once the deposited plan has been audited and approved, it will be placed 'in order for dealings' at Landgate. It is at this point the Shire will be able to engage a settlement agent or solicitor to apply for the new lot titles.

The application is now ready to lodge and to facilitate the lodgement and have requested Council confirm that the proposed plan is satisfactory and return the signed Form 1A Consent to Apply.

**STATUTORY ENVIRONMENT**

Section 168 of the [Land Administration Act 1997](#) (LAA) empowers the Shire of Corrigin to purchase interests in land for public works via negotiated agreement, bypassing the formal Notice of Intention to Take process. Written consent is required from the property owner to allow acquisition by agreement as an alternative to compulsory taking.

s. 168 Land Administration Act 1997

168. Agreement to purchase or consent to take required interest, acquiring authority's powers as to

*(1) If any interest in land is required for a public work, the acquiring authority may, whether or not a notice of intention has been registered —*

*(a) enter into an agreement to purchase the interest; or*

*(b) obtain the written consent of the person to the taking of the interest, with compensation to be provided under Part 10.*

*(2) On commencing negotiations with any person for such an agreement, the acquiring authority must advise the person, by means of a statement in an approved form, of procedures under this Part and Part 10 for the taking of land, payment of purchase money or compensation for land taken, rights of appeal or review and rights as to the future disposition of interests in land taken by agreement or compulsorily taken.*

## **POLICY IMPLICATIONS**

NIL

## **FINANCIAL IMPLICATIONS**

To date the shire has paid the cost of the conducting a field survey and preparation of plans for submission to the Western Australian Planning Commission (WAPC) of \$15,815.50.

The Shire will cover the cost of issuing new titles. It is expected to cost an additional \$3,000 to complete the process.

Shire representatives undertook conversations with local real estate agents to determine if this area is significant and if so what its value would be on current land values. This included a discussion with local real estate Jeff Douglas to form an accurate market value for the land. In their opinion as an appraiser they have suggested that the market value would be nil in this case. However, he was able to advise on recent sales of farming land within close proximity to the property was around \$4million for 900acres. This is around \$4,500/acre or \$11,000/ha. It should be noted that most of the portions of land identified are not particularly arable in that they are either saline, remnant vegetation or of negligible magnitude to be of any commercial value.

A similar issue occurred on Gnerkadilling Bending Road in 2014 where the road encroached on the landowner's property. In this instance the land was surveyed, and the encroachment area was subdivided from the original property and amalgamated with the road reserve. The value of 8,304m<sup>2</sup> of land was valued by a real estate agent as having nil value. The compensation paid to the landowner was \$1,250 based on recent sale of land in the area at the time.

Liaison has been undertaken with the landowner to determine their expectation regarding compensation for the land transfer and reduction in their land area. Conversation with the landowner (19/2/26) indicated they do not necessarily want this process finalised for financial benefit and have indicated that the land proposed is not necessarily arable as it is salty as well as shrubland adjacent to the road reserve, as such it is of limited value to them.

**COMMUNITY AND STRATEGIC OBJECTIVES**

Shire of Corrigin Council Plan 2025-2035:

**Objective: Economy**

**A Strong, Divers Local Economy**

Council Plan			
Outcome	Strategies	Action No.	Actions
2.1	Road network is safe, well maintained and capable of the freight task.	2.1.1	Continue to deliver the Road Management Program with a view to improve maintenance of gravel roads, in line with Council's adopted road hierarchy and long term road construction and maintenance plans

**VOTING REQUIREMENT**

Simple Majority

**OFFICER'S RECOMMENDATION**

*That Council:*

1. *Acknowledges the historical encroachment of the Bullaring Pingelly and Lomos Roads onto private property.*
2. *Endorse Plan 8970/24/1 and approve the lodgement of FORM 1A CONSENT TO APPLY - Bullaring Road Widenings with Western Australian Planning Commission to rectify the tenure through survey and Landgate processes,*
3. *Authorise the CEO to negotiate payment of compensation with landholders Shelley Nominees Pty Ltd for the acquisition of land associated with proposed Deposited Plan 430100 based on valuation and subject to budget constraints.*

**9 CHIEF EXECUTIVE OFFICER REPORT**

The Chief Executive Officer report was provided to Council during the Discussion Forum

**10 PRESIDENT'S REPORT**

**11 COUNCILLORS' QUESTIONS, REPORTS AND INFORMATION ITEMS**

**12 URGENT BUSINESS APPROVED BY THE PRESIDENT OR DECIDED BY THE COUNCIL**

**13 INFORMATION BULLETIN**

**14 WALGA AND CENTRAL ZONE MOTIONS**

**15 NEXT MEETING**

Ordinary Council Meeting on 21 April 2026 at 4pm.

**16 MEETING CLOSURE**